

## Project Narrative

D. Barrett Investment Properties, L.L.C. ("Applicant") seeks to rezone the subject property from AR-III to PCD. Applicant intends to construct a medical office building on the front section of the property and a two-story climate-controlled self-storage facility on the rear portion of the property. The self-storage facility will be no larger than 100,000 square feet. Provided with the application is a site-plan showing a potential layout of the medical space and self-storage facility. Also provided with the application are proposed elevations of the self-storage facility. Applicant requests that Hall County grant conditional use of the property for the medical space and self-storage facility pursuant to Hall County Ordinance 17.420.050.

As this property is in the Gateway Corridor District, Applicant requests approval of variances and permissive use of the property to accommodate the uses summarized above. More particularly, Applicant requests the following.

Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.

Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage.

The driveway into the property from Thompson Bridge Road (S.R. 60) will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also plans for interparcel access with the abutting Kroger shopping center site south of the subject property.

Applicant requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B.

Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility.

Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.